

DELDAR LEGAL

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Attorneys for Plaintiff BARBARA MARK

**UNITED STATES DISTRICT COURT
FOR THE CENTRAL DISTRICT OF CALIFORNIA**

BARBARA MARK, an individual;

Plaintiffs,

vs.

BRUCE MAJESKI, an individual;
BRUCE KING EQUITES, INC., a
Wyoming Corporation; B&B
ECONOMIC DEVELOPMENT, INC.,
a California limited liability company;
CFO ADVISOR, a California
Corporation; EZ QUAL LENDING, a
California Corporation; FEARLESS
INDUSTRIES, a Wyoming
corporation; FISK CHARITIES, a
California Public Benefits Corporation;
ISABELLA INDUSTRIES, INC., a
Wyoming Corporation; KAB
HOLDINGS, a California corporation;
PEL FINANCIAL SERVICES, a
California corporation; PHIL
ANTHROPY HOUSE, a California
Public Benefits Corporation;
SOVEREIGN WEALTH
PRESERVATION INC., a Wyoming

Case No.: 8:23-cv-00968

**NOTICE OF PENDENCY OF
ACTION**

Assessor's Parcel No. 2423-004-042

[4445 Cartwright Ave. # 207, Los
Angeles, CA 91602]

1 Corporation; THE KRISTINE
2 TAYLOR PHILANTHROPIES, a
3 California Public Benefit Corporation;
4 TLC ESCROW SERVICES, INC., a
5 California corporation; MY
6 PHILANTHROPIES, a California
7 Public Benefits Corporation;
8 KRISTINE TAYLOR APPEL, an
9 individual; and DOES 1 through 200

Defendants

10
11
12 Dated: June 27, 2023

Respectfully Submitted,

13
14 **DELDAR LEGAL**

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16
17 By: 

18 P. David Cienfuegos (CA SBN 225394)
19 *dcienfuegos@deldarlegal.com*
20 10866 Wilshire Blvd., Suite 740
21 Los Angeles, California 90024
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23 Attorneys for Plaintiff BARBARA
24 MARK
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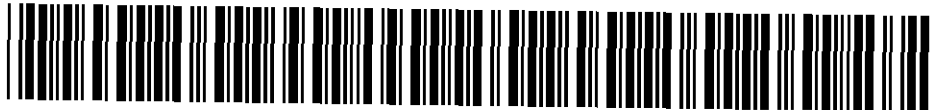


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06/27/23 AT 11:43AM

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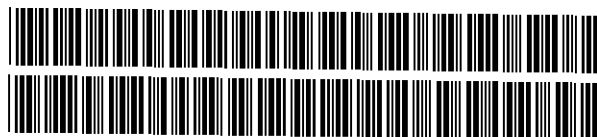
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Los Angeles, California 90024

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5 California corporation; MY
6 PHILANTHROPIES, a California
7 Public Benefits Corporation;
8 KRISTINE TAYLOR APPEL, an
9 individual; and DOES 1 through 200

Defendants

1 NOTICE IS GIVEN that the above-captioned action was commenced on
2 June 2, 2023, in the above-captioned Court by BARBARA MARK, Plaintiff,
3 against DEFENDANTS, affecting the right, title and interest to real property
4 commonly known as 4445 Cartwright Ave. # 207, Los Angeles, CA 91602, Los
5 Angeles County, State of California, and more particularly described as follows:

6
7 **THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY**
8 **OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS**
9 **FOLLOWS:**

10 **A CONDOMINIUM COMPRISED OF:**

11 **PARCEL 1:**

12 **UNIT 207A IN THE CITY OF LOS ANGELES, COUNTY OF LOS**
13 **ANGELES, STATE OF CALIFORNIA, AS SHOWN AND DESCRIBED**
14 **IN THE CONDOMINIUM PLAN FOR TRACT NO. 34671 RECORDED**
15 **ON SEPTEMBER 9, 1980 AS INSTRUMENT NO. 1980-866578 OF**
16 **OFFICIAL RECORDS.**

17 **PARCEL 2:**

18 **AN UNDIVIDED 1/46TH INTEREST AS TENANTS IN COMMON IN**
19 **LOT 1 OF TRACT NO. 34671, IN THE CITY OF LOS ANGELES,**
20 **COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP**
21 **RECORDED IN BOOK 947, PAGES 49 AND 50 OF MAPS, IN THE**
22 **OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.**

23 **EXCEPT THEREFROM UNITS 101-A TO 112-A INCLUSIVE, 114-A TO**
24 **116-A INCLUSIVE, 201-A TO 212-A INCLUSIVE, 214-A TO 217-A**
25 **INCLUSIVE, 301-A TO 312-A INCLUSIVE, 314-A TO 316-A**
26 **INCLUSIVE, AS SHOWN ON THE CONDOMINIUM PLAN**
27 **REFERRED TO IN PARCEL 1.**

28 **PARCEL 3:**

AN EXCLUSIVE EASEMENT FOR AUTOMOBILE PARKING
PURPOSES OVER THOSE SPACES DESIGNATED IN THE
CONDOMINIUM PLAN REFERRED TO IN PARCEL 1 AS 70D AND
71D.

ASSESSOR'S PARCEL NUMBER: 2423-004-042

1 Dated: June 26, 2023

Respectfully Submitted,

2
3 **DELDAR LEGAL**

4
5 By: 

6 P. David Cienfuegos (CA SBN 225394)

7 *dcienfuegos@deldarlegal.com*

8 10866 Wilshire Blvd., Suite 740

9 Los Angeles, California 90024

Telephone: (844) 335-3271

10 Attorneys for Plaintiff BARBARA
11 MARK

PROOF OF SERVICE

State of California, County of Los Angeles

I am employed in the County of Los Angeles, State of California. I am over the age of 18 and not a party to the within action; my business address is: 10866 Wilshire Blvd., Suite 740, Los Angeles, California 90024.

On the date indicated below, I served the attached:

NOTICE OF PENDENCY OF ACTION

On the interested parties in said action, by placing a true copy thereof in a sealed envelope(s) addressed as follows:

Bruce Majeski
3901 Blackthorn Street
Irvine, California 92612

My Philanthropies
18301 Von Karman Ave., Ste. 430
Irvine, CA 92612

TLC Escrow Services, Inc.
18301 Von Karman Ave., Ste. 430
Irvine, CA 92612

Bruce King Equities
18301 Von Karman Ave., Ste. 430
Irvine, CA 92612

Debra C. Clarke
2478 Sunningdale Drive
Tustin, CA 92782

Sovereign Wealth Preservation
18301 Von Karman Ave., Ste. 430
Irvine, CA 92612

The Kristine Taylor Philanthropies
18301 Von Karman Ave., Ste. 430
Irvine, CA 92612

Gar Yin Lee Charitable Remainder
Unitrust
18301 Von Karman Ave., Ste. 430
Irvine, CA 92612

[] **BY PERSONAL DELIVERY:** By causing such envelope to be delivered, leaving a true copy with the person and/or secretary at the address shown above.

[X] **BY MAIL:** By placing such envelope(s) with postage thereon fully prepaid in the designated area for outgoing mail in accordance with this office's practice, whereby the mail is deposited in a U.S. mailbox in Los Angeles, California after the close of the day's business.

[X] **BY CERTIFIED MAIL:** I placed the documents in a sealed envelope and deposited with the United States Postal Service on that same day with postage as Certified Mail fully prepaid.

1 ☐ **BY FEDERAL EXPRESS/UPS:** By placing a true and correct copy thereof
2 enclosed in a sealed envelope, prepaid, deposited with the Federal Express/UPS carrier/box at Los
3 Angeles, California.

4 ☐ **BY FACSIMILE:** By transmitting a true and correct copy thereof into a facsimile
5 machine addressed to the person, address and telephone number shown above.

6 ☐ **BY ELECTRONIC/E-MAIL SERVICE:** By transmitting a true and correct copy
7 of said document to the e-mail address(es) herein and verifying completion of that transmission.

8 Executed on June 7, 2023, at Los Angeles, California.

9 ☒ **(State)** I declare under penalty of perjury under the laws of the State of California that
10 the foregoing is true and correct.

11
12 By: 

P. David Cienfuegos (SBN 225394)
10866 Wilshire Blvd., Suite 740
Los Angeles, California 90024
Telephone: (310) 270-7514

15 Attorney for defendant 14322 CORBY AVE
16 LLC

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PROOF OF SERVICE

State of California, County of Los Angeles

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On the date indicated below, I served the attached:

NOTICE OF PENDENCY OF ACTION

Assessor's Parcel No. 2423-004-042

[445 Cartwright Ave. # 207, Los Angeles, CA 91602]

NOTICE OF PENDENCY OF ACTION

Assessor's Parcel No. 405-182-06

[835 Freeman St., Santa Ana, CA 92703]

NOTICE OF PENDENCY OF ACTION

Assessor's Parcel No. 2423-004-042

[4445 Cartwright Ave. # 207, Los Angeles, CA 91602]

On the interested parties in said action, by placing a true copy thereof in a sealed envelope(s) addressed as follows:

Kristine Taylor
2522 Chambers Road
Tustin, CA 92780
(714) 612-2570

In Pro Persona

[] **BY PERSONAL DELIVERY:** By causing such envelope to be delivered, leaving a true copy with the person and/or secretary at the address shown above.

[X] **BY MAIL:** By placing such envelope(s) with postage thereon fully prepaid in the designated area for outgoing mail in accordance with this office's practice, whereby the mail is deposited in a U.S. mailbox in Los Angeles, California after the close of the day's business.

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